

Simple Approach



**134a Perth Road, Perth
Perthshire PH2 6JL**

Offers over £109,950

Simple Approach are excited to bring this very well presented two bedroom first floor apartment on Perth Road to the residential market. Set on the main artery of the ever desirable village of Scone this property is perfectly placed to take advantage of surrounding amenities found in the village itself such as shops, restaurants, cafes and reputable schooling, without compromising the benefits of a peaceful family home such as a privately owned garden and ample on street parking. This lovely property comes to the market in move-in condition throughout having been decorated in warm and modern tones and comprises; a bright and spacious lounge, a stylish fitted kitchen with some integrated appliances, a good-sized double bedroom with fitted mirrored wardrobes and an attractive bathroom with modern décor and shower over bath facility. Boasting sought-after features such as gas central heating, double glazing and a private garden to the rear this property lends itself to a wide range of buyers and would be the ideal purchase for any first time buyer, investor or small family looking for a well-located property in good condition throughout.

Lounge

12'7" x 16'7" (3.85m x 5.06m)

Kitchen

10'1" x 6'5" (3.08m x 1.98m)

The kitchen comes fitted with an integrated fridge, freezer, oven and hob- ideal for first time buyers just stepping on to the property ladder.

Bedroom 1

13'7" x 13'3" (4.16m x 4.05m)

Bedroom 2

8'0" x 12'1" (2.44m x 3.69m)

Bathroom

6'9" x 5'8" (2.08m x 1.75m)

External

Externally this property benefits from a privately-owned

garden to the rear, which has been landscaped to provide a low-maintenance outdoor space for the owner to enjoy in the sunshine. The grounds to the front and rear are fully enclosed by timber fencing with the added benefit of a garden shed. Although not allocated to the property itself there is ample on street parking to the front and in the surrounding streets of Scone.

Location

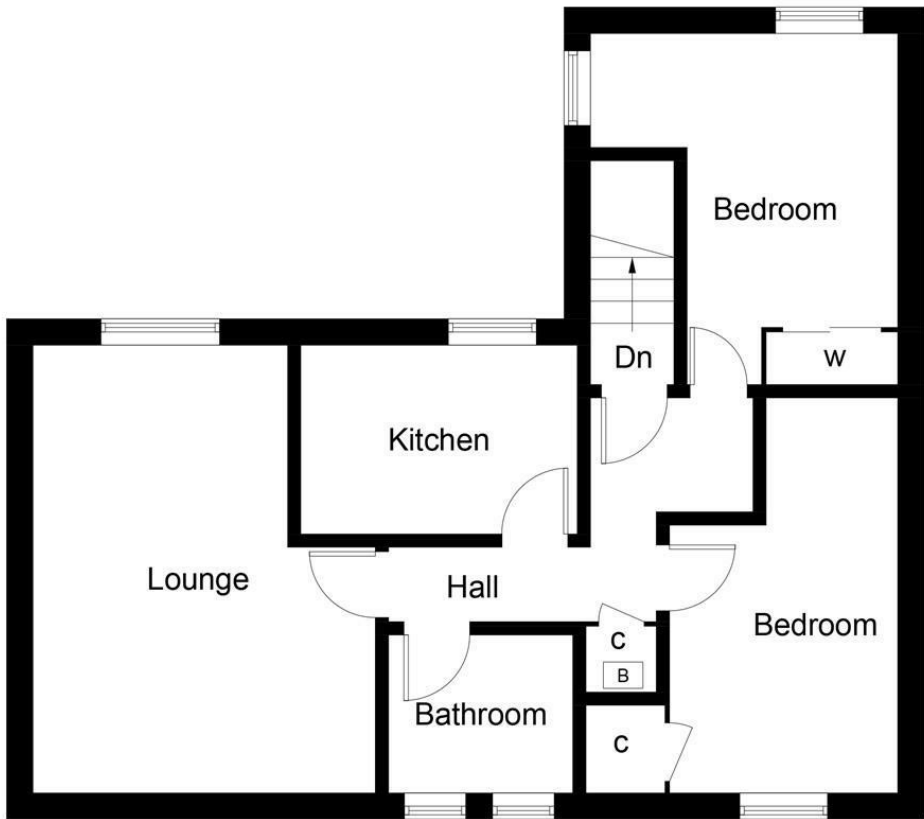
The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. The village itself has local shops, co-op, takeaways, petrol station, a reputable Primary School as well as having restaurants and pubs for leisure. Scone is ideally situated for those looking to commute between Perth & Dundee as it has quick access to routes in both directions via the A90. The village itself offers residents the opportunity to be within minutes of a vibrant City Centre without compromising the benefits of a peaceful, semi-rural setting.





- Two Bedroom First Floor Flat
- Gas Central Heating & Double Glazing
- Ample Local Amenities Within Walking Distance
- Private Loft Space in Attic
- Two Spacious Double Bedrooms with Fitted Wardrobes
- Private Rear Garden





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		